



Lot 1: Approximately 52.9 acres of land with a 3 bedroom house and farm buildings.

Lot 2: A half share interest in approximately 44.75 acres of land with farm buildings including an old Farmhouse ruin.

TO BE SOLD AS ONE LOT.

**Penisker Farm,
Gover Valley,
St Austell,
PL25 5RD**

Guide £425,000

SITUATION

Penisker Farm lies approximately 1 mile to the north west of St Austell.

The Holding is situated approximately 180 metres above sea level and is generally surrounded by agricultural land and downs.

DESCRIPTION

Lot 1

This comprises a 3 bedroom farmhouse (in need of improvement), farm buildings with potential and approximately 52.9 acres (21.41 hectares of land).

The extent of the property is as shown edged red on the attached plan.

The Farmhouse

This briefly comprises:



Ground Floor

Entrance Hall

Lounge - 4.20 x 4.15 (13'9" x 13'6") (maximum) – tiled fireplace, understair cupboard, built-in cupboard.

Dining Room - 4.19 x 3.21 (13'9" x 10'6") – exposed beam ceiling, brickwork fireplace.

Kitchen - 4.95 x 2.39 (16'0" x 7'9") (minimum) – oil fired rayburn cooker with back boiler to heat water, stainless steel sink unit.

Utility Room 2.42 x 1.66 (7'9" x 5'3")

Bathroom with suite comprising panelled bath, pedestal wash hand basin, low level w.c.

First Floor

Landing

Bedroom 1 – 4.25 x 3.18 (13'9" x 10'3")

Bedroom 2 – 4.25 x 2.08 (13'9" x 6'9") with airing cupboard containing hot water storage tank and electric emersion heater.

Bedroom 3 – 2.70 x 2.0 (8'9" x 6'6")

Attic Store

EPC - G

Farm Buildings

Cattle Shed – 13.2 x 7.80 (43'3" x 25'6") – a timber frame building with concrete block and Yorkshire board walling under a sloping corrugated iron roof cover.

Lean-to Feed Store adjoining 9.05 x 2.78 (29'6" x 9'0") - of wood and corrugated iron construction.

Implement Shed 13.65 x 9.24 (44'9" x 30'3") – of wood and corrugated iron construction.

Generator House – of wood and corrugated iron construction.

The remaining farm buildings are generally in poor repair.

The Land

The Land extends to approximately 52.9 acres (21.41 hectares) and is as shown edged red on the attached plan.

The Land is mainly pasture land with some down land. The pastures are generally in good heart some having been re-sown in recent years.

Lot 2 – Jointly owned between Imerys & The Tremayne Estate. Imerys will assign their half share interest to the buyers.

Lot 2 comprises approximately 44.75 acres (18.11 hectares) of land, farm buildings as shown edged blue on the attached plan.

The farm buildings included in the tenancy are as follows:

Cattle Shed – 7.72 x 6.90 (25'3" x 22'6") - of concrete block and corrugated iron construction.

Covered Yard – 13.69 x 13.48 (44'9" x 44'0") – a timber framed building with concrete block and Yorkshire board walling under a sloping cement fibre roof cover.

Calves House 1 – 7.81 x 4.22 (25'6" x 13'9") – constructed of concrete block walls under a sloping natural slate roof cover.

Calves House 2 – 9.9 x 3.38 (32'3" x 11'0") – constructed of stonework walls under a sloping natural slate roof cover.

The remaining farm buildings are generally in poor repair.

The Land

The land is as shown edged blue on the attached plan and amounts to approximately 44.75 acres (18.11 hectares).

The land is generally pasture and down land.

The pastures are generally in good heart.

ENTITLEMENTS

The BPS Entitlements are currently with the Tenant and Grazier for Lots 1 & 2. The Entitlements will be Transferred to the new owners/Tenants upon request from the current Tenant.

TENURE

Lot 1 is Freehold and offered with vacant possession on completion. Lot 2 is a 50% share interest. The land is currently on a Farm Business Tenancy running year to year from the 25th March with annual rent of £4,765. 12 months Notice from March 2020 can be served to get possession in March 2021, subject to the consent from the Tremayne Estate.





CONDITIONS OF SALE

- The mineral rights for this property will be reserved for the Sellers.
- Normal British Telecom and Western Power Distribution apparatus reservations.
- The buyer will contribute the sum of £1,500 plus VAT to the seller's legal and agent's costs and the usual reimbursement of the cost of the searches in relation to this property.
- Lot 1 would be sold subject to an Imerys development reservation whereby if within 20 years planning permission is obtained for any residential, holiday or commercial development then the buyer must pay to the seller 30% of the uplift in value.
- The Tenant will have 12 weeks from completion in order to remove the silage bales from Lot 1.
- The buyer is to erect a stock proof fence between A & B.
- The Property is sold subject to the matters contained in the Auction Conditions.

LEGAL PACK

An auction pack has been prepared by Stephens Scown LLP and will be available by e-mail free of charge or for purchase at a price of £30 + VAT for CD and £60+ VAT for a paper copy.

The pack includes details on:

- Replies to Standard Pre-Contract Enquiries
- Local Searches
- Evidence of Title
- Farm Business Tenancy.

SOLICITORS

Stephens Scown LLP, 1 High Cross Street, St Austell, PL25 4AX, for the attention of Tim Atkins. Telephone: 01726 74433.

E-mail: cpsa@stephens-scown.co.uk

BUYING AT AUCTION

In compliance with the Money Laundering Act all Bidders are required to provide photographic identification and proof of address when Registering to bid. In all cases Buyers must present the following documents:-

- photographic identity document such as a current passport or UK driving licence and
- an original utility bill, council tax bill, building society or bank statement, credit card statement or any other form of identity document that has been issued within the last three months and that provides evidence of residency at the correspondence address.

DEPOSIT

A deposit of 10% of the purchase price is payable on the fall of the hammer. Please make cheques payable to Stephens Scown LLP.

RESERVE AND GUIDE PRICE

The property is offered at a guide price and is also subject to a reserve price. The reserve price is the sellers minimum acceptable price at auction and the figure below which the auctioneer cannot sell, The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of auction.

METHOD OF SALE

The property is being offered for sale by Public Auction at St Stephen Community Hall, St Stephen, St Austell PL26 7NN on Thursday 28th November 2019 at 2.30pm.

SERVICES

Water – a mains water supply is connected with a header tank feeding various outlets for Lot 1. Lot 2 is served by the same supply. The buyer will install sub meters to the field troughs on Lot 2 and recover costs from the Tenant. There is a private spring in Lot 2 which can be utilised.

Electricity – There is no mains electricity supply to the Holding. There is a generator in place to supply electricity to the farmhouse and some of the farm buildings. There is provision already in place for a new connection on the southern boundary at Carne Stents.

Drainage – Drainage to the farmhouse is to a private chamber within the grounds.

VIEWING ARRANGEMENTS & FURTHER INFORMATION

Please contact the agents: Jefferys, 17 Dean Street, Liskeard, PL14 4AB. Telephone: 01579 342400.

E-mail: johnblake@jefferys.uk.com.

PLANNING

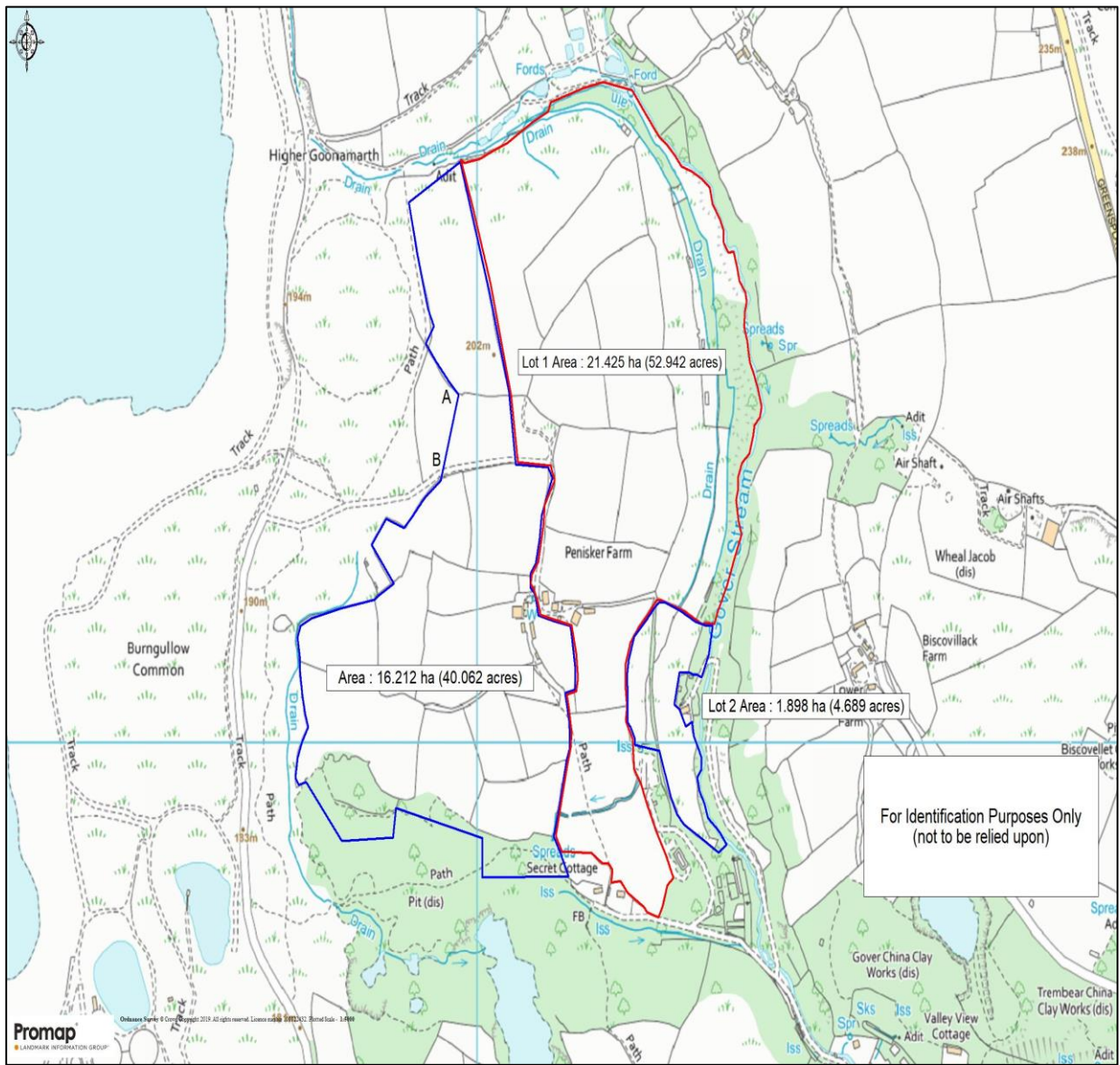
Cornwall Council Planning, County Hall, Truro, TR1 3AY. Telephone: 0300 1234 151

WATER

South West Water, Peninsula House, Rydon Lane, Exeter, EX2 7HR. Telephone: 0800 169 1133

ELECTRICITY

Western Power Distribution, Lostwithiel Road, Bodmin, PL31 1DE. Telephone: 0845 601 2989



For Identification Purposes Only.
Not to be relied upon. The Public Footpath is shown on the Plan.



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Jefferys

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